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BULLETIN No. 117-15

PEACE VALLEY AQUATIC RECREATION AREA

Recreation Development Plan

JANUARY 1972

NORMAN B. LIVERMORE, JR.
Secretary for Resources
The Resources Agency

RONALD REAGAN
Governor
State of California

WILLIAM R. GIANELLI
Director
Department of Water Resources

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CONTENTS

	<u>Page</u>
FOREWORD.....	3
ABSTRACT.....	4
RECOMMENDATION.....	4
INTRODUCTION.....	5
PROJECTION OF RECREATION DEMAND AND USE.....	5
THE RECREATION PLAN.....	5
FISH AND WILDLIFE HABITAT DEVELOPMENT.....	9
BENEFITS AND COSTS.....	9

COORDINATION

Coordination was maintained with the agencies shown below throughout the preparation of the plan:

State of California

Department of Parks and Recreation
 Department of Fish and Game
 Division of Highways – District 7
 Department of Public Health
 Regional Water Quality Control Board, Los Angeles Region
 Department of Navigation and Ocean Development

County of Los Angeles

Board of Supervisors
 Department of Parks and Recreation
 Regional Planning Commission
 Department of Public Health
 Department of Forester and Fire Warden
 Road Department
 Flood Control District

The Metropolitan Water District of Southern California

Antelope Valley – East Kern Water Agency

United States Forest Service, Angeles National Forest

U. S. Army Corps of Engineers

State of California
 The Resources Agency
 DEPARTMENT OF WATER RESOURCES

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 NORMAN B. LIVERMORE, JR., Secretary for Resources
 WILLIAM R. GIANELLI, Director, Department of Water Resources
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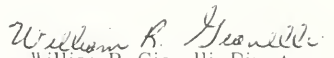
Kenneth D. Aasen Associate Fishery Biologist

FOREWORD

The Department of Water Resources has been given overall responsibility, under provisions of the Davis-Colwig Act (Water Code Sections 11900-11925), for acquiring land and planning for recreation and fish and wildlife habitat enhancement features in connection with the State Water Project. The Department has obtained the services of the California Departments of Parks and Recreation and Fish and Game to assist in planning these features.

This report presents a recreation plan for the Peace Valley Aquatic Recreation Area that is both feasible and consistent with other project purposes. It is based on the report, "Peace Valley Aquatic Recreation Area, Recreation Development Plan", prepared by the Department of Parks and Recreation, and on the report, "California Aqueduct, Peace Valley Aquatic Recreation Area - Fish and Wildlife Development Plan", prepared by the Department of Fish and Game.

The capital improvements and recreation operation described in this report are to be developed by cooperative efforts of the State and private enterprise under concession agreements. The Department of Fish and Game will manage the warm-water fisheries and any wildlife resources at Peace Valley.


William R. Gianelli, Director
Department of Water Resources
The Resources Agency
State of California
January 17, 1972

ABSTRACT

This bulletin presents a plan for recreation facilities adjacent to the California Aqueduct at Peace Valley in the northwestern corner of Los Angeles County. Recreation facilities on this 346-acre recreation site will provide for picnicking, camping, sightseeing, fishing, horseback riding, hiking and swimming by the cooperative efforts of the State and private enterprise. Facilities described in this report are estimated to cost \$4.7 million and would ultimately serve 410,000 recreation-days annually (2020).

RECOMMENDATION

In accordance with the Davis-Dolwig Act, the Department of Water Resources recommends that the Legislature appropriate funds as requested to develop and maintain the improvements described in this report.

INTRODUCTION

The Peace Valley Aquatic Recreation Area is a development proposed as part of the recreation and fish and wildlife habitat enhancement program of the State Water Project. It is situated in the northwestern corner of Los Angeles County, 62 miles from the Los Angeles Civic Center, and less than 1-1/2 hours by car from downtown Los Angeles. Lying at the gateway to the Los Angeles Basin and Antelope Valley, it will provide a key facility for day and overnight use by providing swimming, picnicking, camping, hiking, riding, and fishing opportunities.

Access into the Aquatic Recreation Area from Los Angeles and Bakersfield is via U. S. Interstate 5, which bounds it on the west. Access from the Antelope Valley is via State State Highway 138, which bounds the Area on the north.

The principal water resource feature to be developed at the Area will be a 17-acre recreation lake that will be formed by an earthfill dam constructed across Gorman Creek channel.

The land acquisition boundary and the recreation plan for the area are depicted on Figure 1.

PROJECTION OF RECREATION DEMAND AND USE

Recreation Demand

Generally, the demand for recreation opportunities results from increased leisure time, growing population and greater mobility. The recreation demand estimate for water-associated recreation use at the Peace Valley Aquatic Recreation Area was based on data collected at several reservoirs, and the consideration of ease of access from U.S. Interstate 5 and State Highway 138. These data were analyzed, and it was determined that the recreation demand is much greater than what could be provided for by the project due to the limited amount of land suitable for recreation development.

Recreation Use

The Area will begin to be used about 1976 when the construction of the initial facilities is completed. During the first year of the project recreation use will be light. However, use will build up rapidly until 1980 as the initial facilities are augmented by concessionaire developments. After 1980 use will increase during the life of the project.

TABLE 1
PEACE VALLEY AQUATIC RECREATION AREA
ANNUAL RECREATION USE
(In 1,000's of recreation days)

Year	Use	Year	Use
1976	66	1990	340
1977	120	2000	400
1978	160	2010	405
1979	200	2020	410
1980	240	2030	410

THE RECREATION PLAN

The recreation plan is based on the concept of affording nonurban recreation facilities appropriate to the natural environment. The facilities at Peace Valley will make use of the recreation potential in a manner consistent with good design principles and will avoid damage to the environment by safeguarding the land, its vegetative cover, and the topography.

The plan represents the probable development predicated on information and conditions prevailing in January 1971. The Peace Valley Aquatic Recreation Area Recreation Development Plan plate, drawing No. 12235 of the Department of Parks and Recreation, dated March 1970, provided the basis for Figure 1.

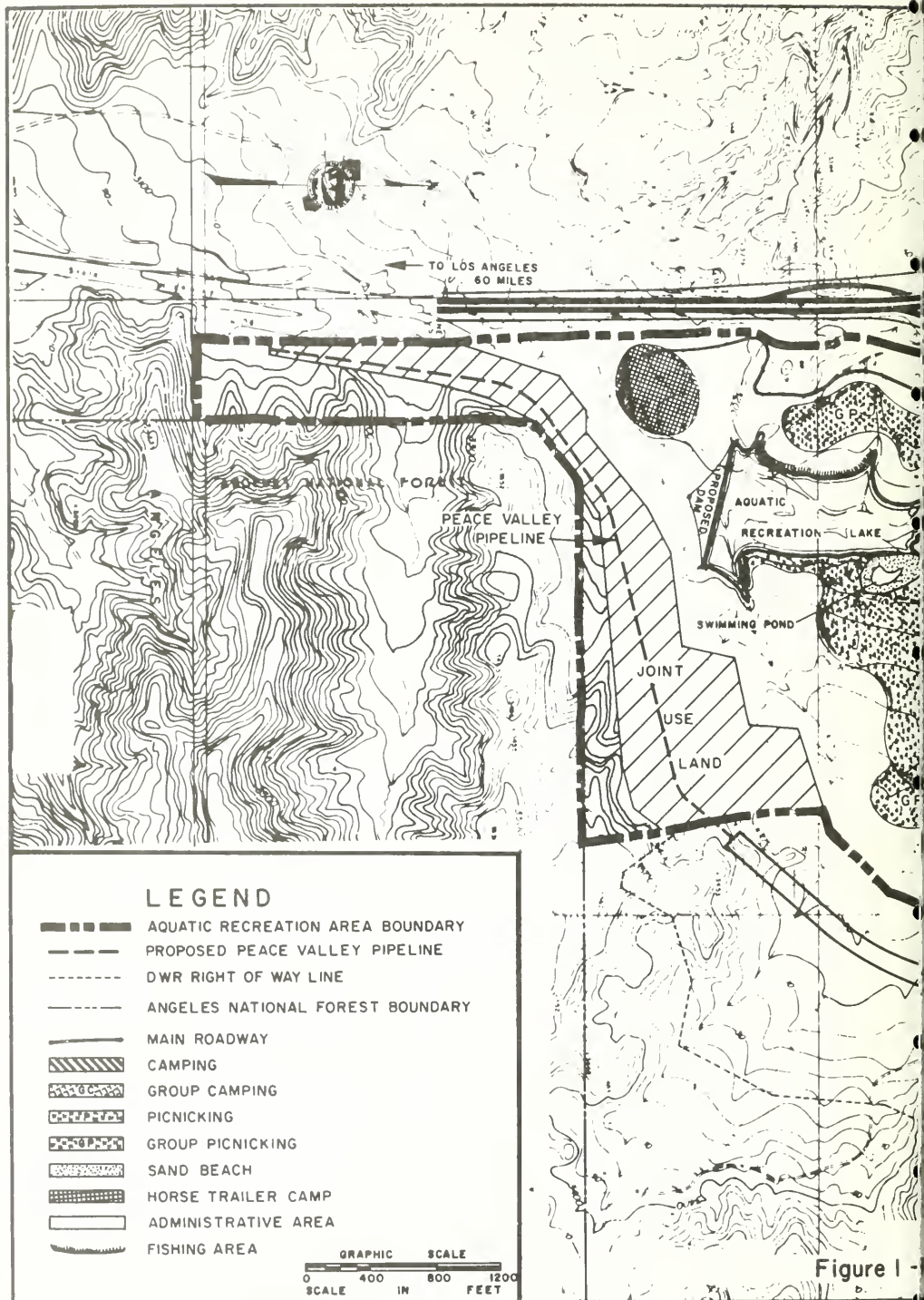
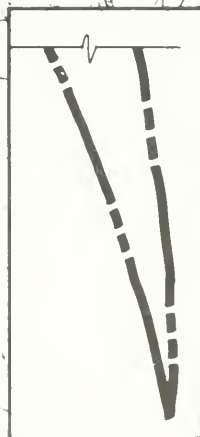
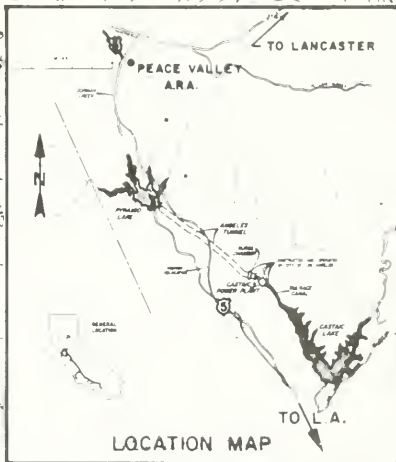
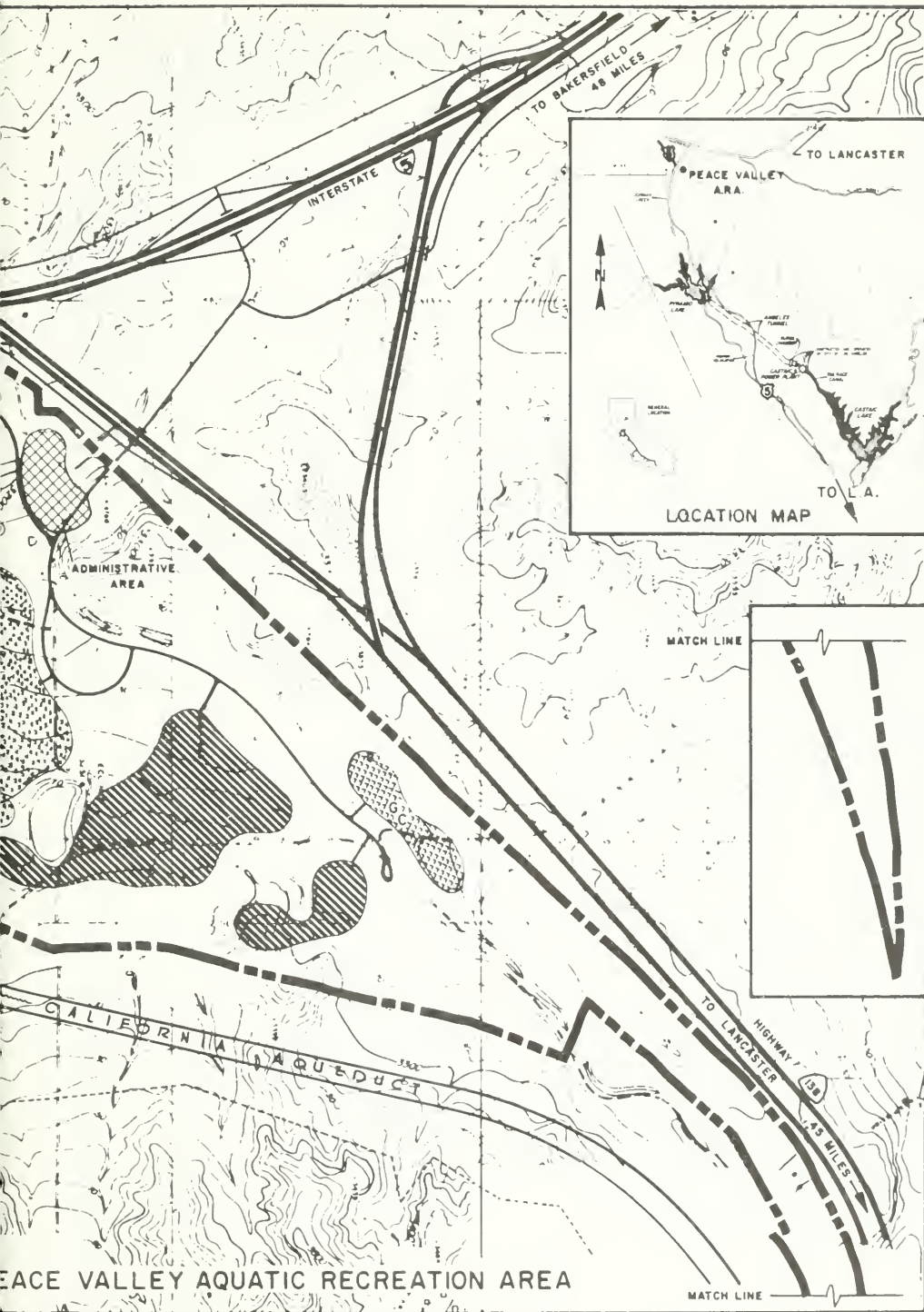


Figure 1



PEACE VALLEY AQUATIC RECREATION AREA

General Plan

The Peace Valley Aquatic Recreation Area would be developed to include facilities for swimming, picnicking, camping, hiking, riding, quiet boating, and fishing.

By virtue of its location, accessibility, and readily developable land, Peace Valley provides natural wayside camping sites for travelers. It would also provide day use and camping opportunities for residents of the Los Angeles Metropolitan Area, Antelope Valley, and the southern San Joaquin Valley. In addition, these camping facilities, lying within 6 miles of 1,360-acre Pyramid Lake, would be important in complementing recreation use at the Lake, where high-speed boating, water-skiing, swimming, picnicking, and fishing are planned but where, because of spatial limitations and adverse topographic conditions, camping facilities will not be provided. Campers at the Area will be able to drive the short distance to Pyramid Lake for boating and other water-oriented activities. Water for domestic and irrigation use may be obtained from developed wells in the area, should the quality and quantity prove to be adequate. Should this source be insufficient, water could be purchased from the Antelope Valley-East Kern Water Agency.

Sewage would be treated on the site by a 60,000 GPD tertiary package treatment plant. The treated effluent will be disposed of in compliance with waste discharge requirements prescribed by the California Regional Water Quality Control Board, Los Angeles Region.

Recreation Lake

An earth-filled dam about 25 feet high would be built across or adjacent to Gorman Creek at a suitable site to form the recreation lake. The exact location of the lake would be determined after further studies of dam location criteria, sedimentation characteristics, and other factors relative to the optimum use of the area surrounding the lake. Further engineering feasibility studies would also be required. The dam and the water it would impound would create recreational opportunities for lake-side picnicking, sunbathing, boating, and fishing. Adequate water quality would be maintained by releases from the dam by means of a gated

outlet structure. Water to fill the lake and maintain its full level would be provided by diversions from the California Aqueduct.

Swimming Area

To assure adequate quality and maintain health standards for public swimming, a separate concession-built swimming pond is planned adjacent to the northeast shore of the recreation lake (Figure 1). This three-acre development would operate independently of the main pond so that the water can be treated and filtered. The swimming pond will be a free-form shape built of reinforced gunite.

Picnicking

Picnicking will be a popular activity and would be located adjacent to the other day use areas. The main picnic area, containing 100 family units, would be developed northeast of the recreation pond next to the swimming area (Figure 1). Concession areas, parking, and sanitary facilities would be placed so as to serve all areas. To reduce dust and accommodate recreationists, irrigated turf areas would be planted. Many picnickers may prefer to use the turf areas rather than tables. To provide shade, a ramada and tree planting program is proposed.

Group picnic areas are planned west of the main picnic area. Each of these areas would occupy about 2 acres and have facilities for groups of 50 people.

Camping

Facilities for overnight camping will be a major feature of the Area. Therefore, a large section would be developed for tent and trailer camping. At least 65 acres containing 250 family camp units would be developed in the northeast half of the area. Wayside camping use will be popular, and facilities would be designed to meet the needs of one-night campers, as well as those who stay several days.

Since boat owners from Pyramid Lake would also be using the camping and concession facilities at the Area, the parking facilities would be designed to accommodate boat trailers.

A 50-unit trailer camp of at least 6 acres would be developed with facilities for trailers or pickup-campers, suitable for caravan groups.

A group camping area of at least 5 acres would be developed to handle groups of 20 to 75 persons. It will be located at the northeast end of the area, removed from the main camping areas.

Boating

The small size of the lake at the Area would restrict boating to nonmotorized boating. The use of canoes, kayaks, paddle boats, sailboats, and small fishing boats will assure a peaceful, quiet setting for boaters, fishermen, and picnickers.

Riding and Hiking

An equestrian trailer camp in the southwestern portion of the Area is another proposed feature. It would have 16 box stalls, with accompanying campsites, and car and trailer parking. An equestrian and hiking trail system could be developed within the adjacent Angeles National Forest. Hiking trails are planned through the camping and day use areas.

FISH AND WILDLIFE HABITAT DEVELOPMENT

Wildlife

Due to the scope of proposed recreation development, the Department of Fish and Game sees no opportunity for wildlife habitat enhancement at the Area. Hunting will not be permitted within the Area.

Fishery

A warmwater fishery will be established with an initial plant of largemouth bass, panfish, and channel catfish. The lake should yield approximately 1,700 pounds of fish annually (100 pounds per acre). Therefore, the angling use would run about 3,400 angler-days of warmwater fishing a year, based on an average yield of 0.5 pounds of warmwater fish per angler-day from natural production in the lake.

BENEFITS AND COSTS

Recreation User Benefits Value

The method for establishing recreation benefits for recreation user days has been adopted by the Departments of Water Resources and Parks and Recreation through a "Statement of Guidelines". These guidelines provide criteria for evaluating general recreation in terms of two factors:

- (1) the variety and quality of recreation and
- (2) the aesthetic qualities of the area.

The user value for recreation at the Area was established at \$1.90.

Recreation Costs

The capital cost of the entire facilities is estimated at \$4.7 million (Table 2).

The project is comprised of a total of 26 parcels. In August 1970 these lands were estimated to have a value of approximately \$1,128,000. The estimate was based on the actual purchase price of some of the parcels which have already been acquired. Contingency costs, such as accrued interest on detained possessions or costs arising out of condemnation proceedings, are not available at this time.

To compute the annual operation and maintenance costs, a value of 30 cents per recreation day per year was assigned. Annual replacement costs were set at 3-1/2 percent of the capital expenditures for the facilities.

Benefits vs. Costs

All recreation benefits and costs have been converted to the present worth values in 1976. Based on a 50-year period of analysis at 5 percent interest, the total present worth benefit is estimated to be \$11,168,000, and the present worth cost is estimated to be \$10,142,000. The resulting benefit-cost ratio is 1.1 to 1.

TABLE 2
PEACE VALLEY AQUATIC RECREATION AREA FACILITIES
AND ESTIMATED CAPITAL COSTS OF
RECREATION AND FISH AND WILDLIFE DEVELOPMENT

Monies to be invested by State

1. Main access roads	\$ 110,000
2. Bridges and fords	52,000
3. Utilities (water, electric, telephone)	245,000
4. Turf and irrigation system	198,000
5. Sanitary facilities	600,000
6. Administration center and park residence	<u>200,000</u>
Onshore recreational facilities – subtotal	\$1,405,000
10% contingencies	<u>140,000</u>
Subtotal	1,545,000
20% engineering, administration and supervision costs . . .	<u>309,000</u>
Subtotal	\$1,854,000
7. Earthfill dam and pond (Including 30% design, engineering and contingency costs)	850,000
8. Warmwater fishery	800

Monies to be invested by outside interests

Development of onshore recreation and concession facilities (Including contingencies and engineering, administration and supervision costs)	<u>\$2,045,000</u>
Total Development	\$4,749,800
(Say)	\$4,700,000

